

Message

From: Carla Morgan [cmorgan@eastchicago.com]
Sent: 7/5/2017 6:13:35 PM
To: Chingcuanco, Leonardo [Chingcuanco.Leonardo@epa.gov]
CC: Kaiser, Steven [kaiser.steven@epa.gov]
Subject: RE: USS Lead tax sales of properties

Leo:
 The original owner (or in this case, his or her estate) retains ownership and possession until the purchaser of the tax certificate perfects their title. This requires notice and a series of hearings before an actual tax deed is issued. This usually takes about a year, during which time, the property may be redeemed at any time by paying back taxes plus some fees. The original owner retains all rights to possession.

Even after the tax deed is issued, the heirs or lien holders may still have some claim to the property until and unless the tax sale purchaser has completed a quiet title action.

Thus, the permission granted by the owner before his death is still operative. Only his estate or heirs could revoke it until and unless they lose it after a year and more by not paying the back taxes, and ignoring (i.e. Not objecting) to the tax sale purchaser's efforts to secure a tax deed, and perfect title through a quiet title action.

Hope that helps.

-Carla

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From: Chingcuanco, Leonardo [Chingcuanco.Leonardo@epa.gov]
Sent: Thursday, June 29, 2017 2:07 PM
To: Carla Morgan
Cc: Kaiser, Steven
Subject: USS Lead tax sales of properties

Hi Carla,

I was hoping you could help me answer a question related to EPA sampling activities in Zone 2. EPA has an access agreement to sample a property signed by the previous owner, a [Citizen Name / Ex. 6]. However, [Citizen Name / Ex. 6] died before sampling could be performed, and the property is now being put up for tax sale. My understanding is that the [Citizen Name / Ex. 6] has the right to pay back taxes on and reclaim the property, but for the purposes of access I need to know who actually owns the property now—does the city own the property, or does it rest with Mr. [Citizen Name / Ex. 6]?

If you don't have an answer to this, I'll try to dig deeper myself. Given the number of demolitions and city-owned properties in Zone 2, though, I was hoping you might be able to provide a quicker answer. Thanks!

Best,
Leo

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